

## Brandon Rowe - WPREC <br/> <br/> | Strandon.rowe@gsa.gov >

# **Portals Early Termination Lease Amendments**

13 messages

 Brandon Rowe - WPREC <brandon.rowe@gsa.gov>
 Wed, Mar 15, 2023 at 11:26 AM

 To: (b) (6)
 @lpc.com>

 Co: (b) (6)
 @colliers.com>

Good Morning Jae,

Attached below please find the final drafts of the lease amendments for LDC00260 (FAA) & LDC00278 (HUD) for an early termination on 12/31/2023. Apologies, but I went back and looked at my workbook for LDC00278 and the monthly rent is \$124,596.76 which is a penny difference in your number. Please double check everything on the lease amendments to ensure internal accuracy, and have the owners sign if no additional edits are required.

Thanks,

Brandon Rowe
Lease Contracting Officer
National Capital Region
U.S. General Services Administration
1800 F St. NW, Room 4150
Washington, DC 20407
(b) (6) cell

#### 2 attachments

LDC00260 LA3 Early Termination\_FINAL\_3.15.2023.pdf

LDC00278 LA3 Early Termination\_FINAL\_3.15.2023.pdf 132K



Wed, Mar 15, 2023 at 12:30 PM

I believe HUD monthly is \$124,496.76. You have it right in the LA though. Thanks.

**JAE LEE** 

Managing Director

LPC GSG

(b) (6) (mobile)

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(b) (6) @lpc.com>
10: Brandon Rowe - WPREC <br/>
Out (b) (6) @lpc.com>

Wed, Mar 15, 2023 at 12:44 PM

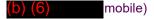
c: (b) (6) @lpc.com>, (b) (6) @colliers.com>

Thanks Brandon – we will share with ownership for review and execution.

## **JAE LEE**

**Managing Director** 

#### LPC GSG



Sent: Wednesday, March 15, 2023 11:26 AM

To: (b) (b @lpc.com>

@lpc.com>; (b) (6) @colliers.com>

Subject: Portals Early Termination Lease Amendments

## Good Morning Jae,

[Quoted text hidden]



Fri, Mar 17, 2023 at 10:43 AM

Hi Brandon – ownership is requesting a few changes to the LA's and are listed below:

- Effective date of LA to be April 1, 2023 including the start of rent abatement.
- Stipulate in paragraph 4 that Lessor will not have any further base building shell obligations of cyclical paint & carpet as well.
- HUD is located on the 2<sup>nd</sup> floor.

Please lmk if you have questions/issues with the changes. Thanks so much!

# **JAE LEE**

Managing Director

#### LPC GSG



Sent: Wednesday, March 15, 2023 11:26 AM

@lpc.com> To:

@colliers.com> @lpc.com>; (b) (6)

**Subject:** Portals Early Termination Lease Amendments

# Good Morning Jae,

[Quoted text hidden]

Fri, Mar 17, 2023 at 1:18 PM

@lpc.com> @lpc.com>

Hi Jae,

Please find the updated lease amendments attached below to incorporate these changes. Please verify that these are correct, and transmit for signatures if no additional changes are required.

Thanks,

**Brandon Rowe** Lease Contracting Officer National Capital Region U.S. General Services Administration 1800 F St. NW, Room 4150 Washington, DC 20407 cell

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# 2 attachments

LDC00260 LA3 Early Termination\_Updated FINAL\_3.17.2023.pdf 134K

LDC00278 LA3 Early Termination\_Updated FINAL\_3.17.2023.pdf 134K

Jae Lee <JLee@lpc.com>

Tue, Mar 21, 2023 at 9:28 AM

@lpc.com>

Hi Brandon – LA has been reviewed and looks good but ownership requires this signature block:

By: U.S. Bank National Association, as Trustee for the registered holders of Greenwich Capital Commercial Funding Corp., Commercial Mortgage Trust 2006-GG7, Commercial Mortgage Pass-Through Certificates, Series 2006-GG7, as sole member

By: LNR Partners, LLC, a Florida limited liability company, its attorney-in-fact

It's long but a necessity and ownership said they can insert it and sign. Are you ok with that? Thanks!

[Quoted text hidden]

Tue, Mar 21, 2023 at 9:32 AM

@lpc.com> @lpc.com>

Hi Jae.

I'm fine with ownership inserting a signature block on the documents. Below are word versions to make it easier.

**Brandon Rowe** Lease Contracting Officer National Capital Region U.S. General Services Administration

1800 F St. NW, Room 4150 Washington, DC 20407

cell

[Quoted text hidden]

## 2 attachments



LDC00278 LA3 Early Termination\_Updated FINAL\_3.17.2023.docx



LDC00260 LA3 Early Termination\_Updated FINAL\_3.17.2023.docx



Tue, Mar 21, 2023 at 9:35 AM

[Quoted text hidden]

Wed, Mar 29, 2023 at 9:26 AM

@lpc.com> @lpc.com>

Hi Jae,

Just following up to see the progress of getting these amendments signed by the lessor.

Thanks,

**Brandon Rowe** Lease Contracting Officer National Capital Region U.S. General Services Administration 1800 F St. NW, Room 4150 Washington, DC 20407

[Quoted text hidden]



Wed, Mar 29, 2023 at 10:05 AM

I will ask ownership today. thanks Brandon.

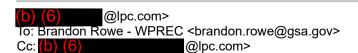
Sent from my Verizon, Samsung Galaxy smartphone Get Outlook for Android

From: Brandon Rowe - WPREC < brandon.rowe@gsa.gov>

Sent: Wednesday, March 29, 2023 9:26:09 AM

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[Quoted text hidden]



Thu, Mar 30, 2023 at 1:47 PM

Brandon – please see attached executed LAs for your signature. Thanks so much!

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#### 2 attachments



LDC00260 - Lease Amendment 3.pdf

84K

LDC00278 - Lease Amendment 3.pdf

Wed, Apr 5, 2023 at 4:45 PM



Hi Jae,

Please find the fully executed lease amendments below for the early termination of the two leases at the portals building. It was a pleasure working with you, and we will continue to work with both clients to ensure a timely vacancy of the building.

Thanks,

**Brandon Rowe** Lease Contracting Officer **National Capital Region** U.S. General Services Administration 1800 F St. NW, Room 4150 Washington, DC 20407



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## 2 attachments



LDC00260 LA3 Early Termination\_Fully Executed\_4.5.2023.pdf 227K



LDC00278 LA3 Early Termination\_Fully Executed\_4.5.2023.pdf



Wed, Apr 5, 2023 at 5:22 PM

Thank you Brandon!

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